

**BOARD OF ADJUSTMENT – BOROUGH OF PARAMUS  
JANUARY 28, 2021**

A meeting of the Board of Adjustment, in Borough Hall, was called to order at 7:30 by Chairman Caminiti.

**PLEDGE**

Led by Mr. McKenna

**OATH**

Mr. Garcia administered the oath to Mr. Sheikh as regular member for the coming year.

**ROLL CALL**

Present: Mrs. Gunderson, Messrs. Minervini, McKenna, Ricchiuti, Caminiti, Sheikh  
Absent: Messrs. Cirillo, Ivanicki  
Also present: Joseph Garcia, Esquire  
Valerie Frazita, Secretary  
Sue Bischoff, Court Reporter  
Peter Ten Kate, Engineer  
Massiel Ferrara, Planner

**NOTIFICATION**

The Chairman announced that, in accordance with the Open Public Meetings Act, adequate notice of this meeting was given as follows:

Notice specifying time and place transmitted to the Record  
Copy of notice posted on the public announcements bulletin board  
Copy of same submitted to the Borough Clerk's office

**SCHEDULING OF APPLICATIONS**

Mr. Caminiti advised that 238 Midland Avenue LLC and MPB Realty will be heard on February 25, 2021.

**PUBLIC HEARINGS: Residential**

Docket No. 7151

Block 6806 Lot 3.01  
Six foot fence in front yard.

Hussain

697 Roosevelt Avenue

Massoud Hussain and Dr. Manpreet Mann sworn.

Dr. Mann advised Board that planned to move into new dwelling on corner lot – have dog and baby – traffic extensive by side yard – require fence for safety. In reply to Mr. Caminiti, she said that would be a distance of 123 feet, no fence now, new house.

Mr. Caminiti said fence along Ridgewood Avenue will hinder sight to some degree – rarely grant – feel should take another look - not super comfortable – visuals would be helpful. Mr. Garcia added that require exact dimensions.

APPLICATION CONTNUED TO FEBRUARY 25, 2021

Docket No. 7149

Block 2506 Lot 2  
Construct two-story rear addition.

Evangelou

195 Denver Road

Berna and Evan Evangelou sworn.

Mr. Evangelou advised that house is split level, very small – proposed addition to master bedroom – live on ridge, no neighbors – not enough room In house. In reply to Mr. Caminiti he said that did not see survey when purchased. Mr. Caminiti answered that wanting a bigger house is not necessarily a hardship – questioned proposed deck and patio. Mr. advised that gave Board the wrong plans.

Mr. Caminiti continued that no dimensions on outside structures – if remove all in back yard will still looking at a 20 foot setback instead of 30 – proposed does not fit on property – suggested demo and building new.

Mr. Garcia advised resident that needed to articulate more of a hardship – maybe should speak with attorney.

APPLICATION CONTINUED TO FEBRUARY 25, 2021.

Docket No. 7150  
Block 4106 Lot 3  
Retain shed.

Viradia  
168 Morningside Road

Parag Viradia and Shranya Srinivasa sworn.

Mr. Viradia advised Board that had shed when bought house, unsuitable for use – replaced but did not know required permit and variance – shed put in original location.

Mr. Caminiti commented on type of shed. Mrs. Viradia said had designed together – 14 by 20, existing was 6 by 13 – moved closer inward – will be used for storage, patio furniture, etc. – have electric, no heat.

Motion by Gunderson, seconded by Ricchiuti, to approve  
FOR: Minervini, McKenna, Ricchiuti, Gunderson, Caminiti, Sheikh  
OPPOSED: None  
MOTION CARRIED.

**PUBLIC HEARINGS: Commercial**

Docket No. 7141  
Block 1102 Lots 11 & 12  
Install a 50 foot tall double-faced billboard.

Pacific Outdoor Advertising  
175 Route 4 West

Stephen Sinisi, Esquire, representing applicant.

Mr. Sinisi advised that reviewed prior hearing – will present president of company.

Joseph Jacobs, President and Owner. Stated that responsible for every aspect of operation – proposed three-sided digital billboard – DOT only permits in certain locations – cannot be another one within 3000 feet – presently have billboard on Spring Valley Road – have locations in N.J., Michigan, California, Texas, Pa. A-6 (Neglia traffic report) Do not allow anything not appropriate for a ten year old child on billboard – any town emergency or necessary message can be put on sign – reviewed reports from police – no obstruction to motoring public.

Mr. Sinisi had question on location by country club. Mr. Jacobs replied that had looked at it – would only see a small portion of the back of the sign – lowered sign from 60 to 50 feet.

Mr. Caminiti questioned how small the sign could be – why believe only a sliver visible to golf course when sign is pointed at the green.

William Vogt, Engineer. A-7 (revised plan and colored rendering) Stated that came up with an alternate drawing – lowered to 50 feet – spoke with PSE&G who confirmed minimum elevations – sign 19-20 feet away from overhead wires – 16 feet from power line – feel no impact or detriment to golf course – topography and tree line will prevent seeing – sign oriented to Route 4 motoring public – explained lighting system – feel have addressed illumination concerns – suitable for location – no impact on area and site – followed guide lines – reduced impact concerns.

Mr. Caminiti questioned driving cone and when billboard could be seen. Engineer said could read 130 feet from sign. Mr. Caminiti continued that February only month golf cannot be played – trees do not always have leaves. Mr. Sinisi replied that heard professional testimony that not solely relying on trees. Mr. Caminiti questioned why did not contact country club on the billboard to which Mr. Sinisi said have professionals why described situation – have confidence that professionals can handle. Mr. Caminiti was concerned with light on sign.

Mr. Ricchiuti questioned conversation with PSE&G.

Mr. Sinisi advised that if illumination is a concern, lighting can be adjusted – could be given test period.

David Karlebach, Planner. Described site A-8 (photos) Stated fully developed site – fairly substantial buffer to country club – non-residential area – no change to site, easy fit up – feel promotes general welfare – site suited for use – no land disturbance – NJDOT permitted by its rules – no substantial

detriment to neighborhood – nearest house 1000 feet away, no impact – no substantial detriment with lighting which can be adjusted – do not know where could be seen on golf course – no substantial impact – message changes every 8 seconds – colors can be restricted to 4 colors – sign dimensions approved by DOT – feel criteria satisfied.

Mr. Ricchiuti questioned location of other billboard signs and their size.

Mr. Garcia said that when applicant applied, billboards not permitted in Paramus – questioned why this site was not included in the revised Ordinance – he questioned how advanced positive criteria and promote general welfare – people all have cell phones to get information – how is well-suited to site?

Ms. Ferrara asked if knew why this site was not included in Ordinance change.

Mr. Sinisi said that credible witnesses – only bone of contention was country club – asked Board to take into account all testimony – prepared to sit down with country club on illumination - only possible detriment - have device that can reduce illumination – digital becoming standard – question is is this an appropriate application to be granted – special reasons have been demonstrated – proofs have been met.

Mr. Caminiti said is still missing public benefit - not first amendment fight – not happy no conversation with country club – have hard time seeing public benefit – must have been specific reason not on the mayor and council list of permitted.

Mrs. Gunderson agreed – not included in Ordinance – don not think criteria met – some reasons “incredibly loose”.

Messrs. Garcia, Sheikh and McKenna were concerned that not included in Ordinance.

Motion by Ricchiuti, seconded by Sheikh, to DENY APPLICATION.

FOR DENIAL: Minervini, McKenna, Ricchiuti, Gunderson, Caminiti, Sheikh

OPPOSED: None

MOTION CARRIED.

**NEW BUSINESS: Minutes January 14, 2021**

Motion by Caminiti, seconded by Minervini, to approve

FOR: Minervini, McKenna, Ricchiuti, Gunderson, Caminiti

OPPOSED: None

MOTION CARRIED.

**ADJOURNMENT**

There being no further business to come before the Board, it was moved by Mr. McKenna, seconded by Mrs. Gunderson, that the meeting stand adjourned. Meeting adjourned 11:00.

Respectfully submitted:

Valerie Frazita, Secretary